



Hermon Hill, South Woodford, E18 1QQ

Offers In Excess Of £825,000 Freehold

MODERNISATION OPORTUNITY NOT TO BE MISSED!

This Semi detached family home offers a fantastic opportunity for expansion (subject to normal planning regulations), is situated in a most popular part of SOUTH WOODFORD and within comfortable walking distance to central line station (Liverpool street in approx. 30 mins) local amenities including shops, parks, excellent schools are close by and further transport links to M11, A406 and M25 are only a short drive away.

The properties accommodation has THREE BEDROOMS and bathroom to the first floor, a LARGE THROUGH LOUNGE, kitchen, utility and conservatory on the ground floor with attached garage to the side. There is a generous frontage with driveway parking for two cars and access to garage and to the rear there is an extremely large secluded garden waiting to be cultivated!

THE PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN.

We are holding a viewing day on Saturday the 5th September. Call us now to book your appointment.

Entrance Hall

15'10" x 6'7" (4.84 x 2.02)

LOUNGE/DINER

30'5" x 11'10" (9.28 x 3.63)

SUNROOM

19'6" x 8'6" (5.95 x 2.60)

Kitchen

11'9" x 8'9" (3.59 x 2.68)

UTILITY

11'8" x 8'0" (3.58 x 2.46)

FIRST FLOOR LANDING

2.01 x 1.08 (0.61m.0.30m x 0.30m.2.44m)

Bedroom

14'5" x 11'5" (4.40 x 3.48)

3.60 x 3.64

Bedroom

7'10" x 8'10" (2.39 x 2.70)

Bathroom

8'0" x 7'10" (2.45 x 2.41)

Garage

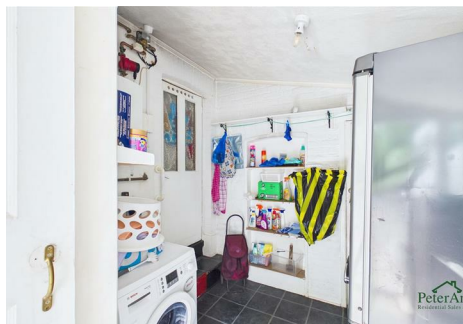
16'3" x 8'2" (4.96 x 2.51)

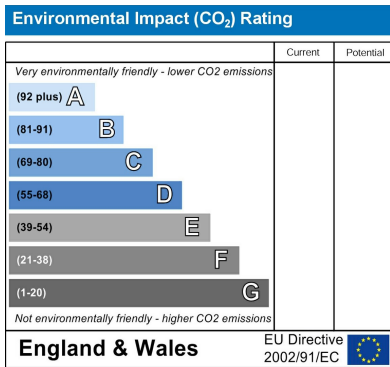
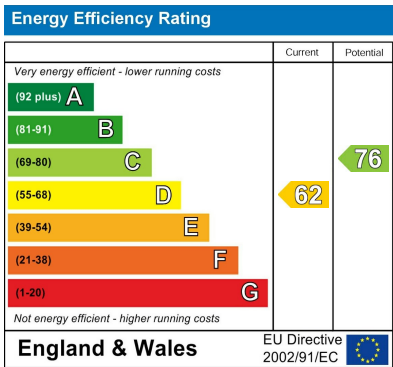
LARGE REAR GARDEN

LARGE FRONTAGE WITH PARKING

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1466 ft²
136.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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